

Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'C' Ceredigion
We would respectfully ask you to call our office before you view this property internally or externally
DRAINAGE: We are advised this property is served by private drainage.

Ref: LW/LW/09/23/OK/LW

VIEWING INFO: We are advised that this property is of non-standard construction (eg not cavity block or brick) the vendor has advised that the property is of a single skin utilising a timber frame with asbestos panels both internally and externally with a rendered external coating. The size of the plot may lend itself to a further residential unit, subject to planning consent.

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, SA61 2LP

EMAIL: auction@westwalesproperties.co.uk

TELEPHONE: 0345 094 3004

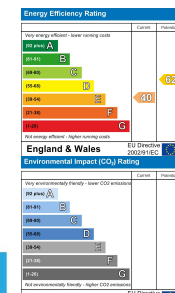


Lingcroft Brynhoffnant, Llandysul, SA44 6DS

- Detached Bungalow
- Set within Approx. 0.25 Plot
- 2.5 miles to Llangrannog Beach
- Off-road Parking for Multiple Vehicles
- Oil Central Heating
- Three Bedrooms
- Plot Suitable for Further Development (STPC)
- Short Drive to Ceredigion Coastline
- Non-Standard Construction
- EPC: E

Auction Guide £150,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



12 Victoria Place, SA61 2LP

EMAIL: auction@westwalesproperties.co.uk TELEPHONE: 0345 094 3004

The Agent that goes the Extra Mile





COMING SOON TO AUCTION - DATE TO BE ANNOUNCED

Situated within the village of Brynhoffnant, just 2.5 miles to popular Llangrannog beach and 10.3 miles to Cardigan town and its amenities, this 3-bedroom bungalow is set in approximately 0.25 of an acre and has a distant sea view from the front, across the road, it is an ideal family home or investment opportunity as the plot lends itself to a further residential unit, subject to planning consent. We are advised that the bungalow is of non-standard construction.

The property briefly comprises: an entrance porch, utility room, kitchen diner with windows overlooking the front, and the distant sea views. The kitchen has an LPG cooker and some wall and base units. From here there is a door leading into the main hallway which leads to the lounge, there is an open fireplace with feature surround and door to the side porch currently used as a wood store, there is a door leading from here to the front of the house. Further down the hallway towards the rear of the house are the bedrooms, two of which are double, one having fitted mirrored wardrobes, and one single bedroom which could also be used as an office, there is a master bathroom which is half tiled, the toilet is found separate to the bathroom.

Externally the property is set in an approximately 0.25 acre plot, with wonderful gardens, mature trees and shrubs, and a patio area is found to the rear. The property is approached via a short driveway and car park to the rear offering off-road parking for multiple vehicles as well as a workshop with power and lighting and various wooden sheds for further storage. The lower garden has a wooden fruit frame and many raised beds, two green houses and some sheds and overlooks the neighbouring field. The front of the house has a veranda and a concrete and gravelled area where you can sit and watch the distant sea views.

Porch

Kitchen/Dining Room

Living Room

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

WC



DIRECTIONS

From Cardigan head North East on the A487 for around 10.3 miles. Enter the village of Brynhoffnant and after short distance on your right you will see the property denoted by our Sale Board. What 3 Words Reference - [///wove.glanders.bystander](http://wove.glanders.bystander)

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.